Property Report

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- The use of this tool is subject to our Terms of Use.
- This Property Report has been produced at the issued date and is valid only as a statement of Council's information at that date.
- A valuation assessment can consist of multiple land parcels. The information in this report covers the entire valuation assessment. If you are only interested in part of the land, you must wait until the subdivision of the land is complete before we can provide information that applies only to the newly subdivided valuation assessment.
- Council records may not show illegal or unauthorised building works on the property.

Further Information

- A full Land Information Memorandum can be requested online
- We have a file of information on almost every property in the region. You can request a digital copy of the file. Our website has more information about viewing property files
- Additional spatial data is available at www.topofthesouthmaps.co.nz
- Other rules defined in the Tasman Resource Management Plan (TRMP) may also apply to this property. The TRMP is available online at www.tasman.govt.nz.

Property Summary

Monday, 16 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938038500	LOT 4 DP 20473 PT 5 DP 657	64 Aranui Road	Mapua	0.0866

Rating Valuation and Rates

Rating valuations are included for the current rating year. New rating valuations for the coming rating year (if different) can be viewed online via the rates search: https://tasman.govt.nz/my-property/rates/search/

Capital Value	Land Value	Improvements	Valuation Date	Annual Rates
$1080000	$510000	$570000	01/09/2023	$6134.68

Rates Breakdown

The Annual Rates in the table above are broken down for the current financial year as follows:

Financial Year	Rate	Units	Rate Value
2027	General Rate	1080000	2395.44
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1080000	74.52
2027	Mapua StopBank Rate	1	40.69
2027	Refuse/Recycling Rate	1	140.29
2027	Shared Facilities Rate	1	74.92
2027	Mapua Rehabilitation Rate	1	3.66
2027	2025 Weather Event Recovery Rate	1	123.48
2027	Museums Facilities Rate	1	74.34
2027	District Facilities Rate	1	142.53
2027	Urban Wat.Supply- Serv Chge	1	605.48
2027	Regional River Works - Area Z	510000	68.34
2027	Stormwater UDA	1080000	604.80

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20229		20MC273893	108

Services

This property is serviced under the following water, sewerage, and stormwater schemes.

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater
Tasman Waste Water	Wastewater
Urban Water Supply	Water Supply

Wheelie Bins

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2407172	08/06/2015	64 Aranui Road, Mapua

Air Shed

This property does not sit within a controlled Air Shed.

Planning Zones

The following Planning Zones pertain to this property. Please refer to the Tasman Resource Management Plan or contact a Duty Planner for detailed information about what activities can take place in a zone.

Zone	Zone Description
Commercial	The Commercial Zone is one of the primary zones for the provision of retail and office space and support services (for example, professional, health and social services). The Commercial Zone is generally characterised by more open space than the Central Business Zone and includes on-site parking.

Consents, Permits and Licences

Building Consents

Please note that if a Code Compliance Certificate has not been issued, it is strongly advised that the process is completed in order to confirm that the work is in compliance with the Building Code.

Application Date	BC Number	Proposal	Status	Issue Date
22/09/2020	201159	Extend existing supermarket and addition of store room	Code Compliance Certificate Issued	04/07/2025
08/05/2000	000689	To build a foodmarket	Code Compliance Certificate Issued	26/02/2001
23/03/2000	000369	To build retail foodstore	PIM/TAN Issued	12/04/2000

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0814	64 Aranui Road, Mapua	Status Report	19/12/2026

Building Permits

The NZ Building Act came in to force on 1 July 1992. From that date, the issue of building permits ceased and they were replaced with building consents. Under the old permit system there was no requirement for Council to keep or provide records of building work. While Council generally holds records of permits issued, often little or no information is available regarding results of building inspections. Should an evaluation of the building be required, an independent qualified person should be consulted.

Date	Permit Number	Subject	Notes
14/07/1988	G057489	Extend shop	
24/10/1985	D028549	Erect garage	
20/11/1980	J011977	Store Room	
18/11/1980	J012051	Alterations and additions	
20/01/1977	H65006	Store Room	
10/02/1967	B076744	Car Shed	
06/03/1963	A053059	Garage and store room	
16/07/1962	141813	Store Veranda	
27/01/1953	Z00993	Store room	

Swimming Pools

No Swimming Pool records have been found for this property.

Resource Consents

The following Resource Consents are noted against the property. Consents for water, discharges or coastal permits must be transferred to the person undertaking the activity. A fee will apply.

Application Date	RC Number	Type	Proposal	Status	Decision Date
24/11/2020	181036V2	Land Use	Variation to RM181036V2 to	Consent Effective	12/01/2021

Application Date	RC Number	Type	Proposal	Status	Decision Date
24/11/2020	181036V2	Land Use	Variation to RM181036V2 to change condition 2	Consent Effective	12/01/2021
23/07/2020	181036V1	Land Use	Variation to RM181036 to change condition 1 to accommodate a larger canopy design	Consent Effective	11/08/2020
12/11/2018	181036	Land Use	Land use To increase the existing Mapua Four Square by 52m2 for walk in chiller and 9m2 for secure storage	Consent Effective	03/12/2018
15/11/2004	041285	District: Land Use Discretionary	erect a sign at mapua Four square	Consent Effective	10/01/2005
01/05/2000	NN000244	Discharge - Land	discharge of stormwater to soakpits	Consent Effective	23/05/2000

Planning Permits

No historical planning permits have been found for this property.

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
Off-licence	McFadden Foodmarket Limited	Invoice Processed	22/01/2028

Aerial Property View

Monday, 16 November 2026



Pipes and Rubbish Collection

Monday, 16 November 2026

